



# CITY OF HOUSTON

Planning and Development

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June 1, 2015

## NOTICE OF PUBLIC HEARING

### **Proposed Amendments to the 2014 Major Thoroughfare and Freeway Plan (MTFP)**

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 16, 2015 at 2:30 p.m. in the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002.** The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2014 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Thursday, June 25, 2015 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007.** The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 3, 2015, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 13, 2015, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway webpage at [www.houstonplanning.com](http://www.houstonplanning.com). The information can be found by selecting "2015 MTFP Amendment Requests" link under "Announcements" at the bottom of the page. You may contact the Planning & Development Department at 832-393-6600 or email [amar.mohite@houstontx.gov](mailto:amar.mohite@houstontx.gov).

**Council Members:** Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green



## 2015 Major Thoroughfare and Freeway Plan (MTFP) Amendments

### Frequently Asked Questions

**Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?**

**A** The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

**Q What is an alternative?**

**A** When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

**Q I received a letter from the City. Why? What does this have to do with me?**

**A** If you have received a notice in the mail from the City, it means that our records show you own property that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may specifically impact you and your property.

**Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?**

**A** The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

**Q I am concerned about a proposed amendment. What can I do?**

**A** First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:  
↳ [www.houstonplanning.com](http://www.houstonplanning.com)– click 2015 MTFP Amendment Requests under Announcements
- Attend the public **Open House** to meet with the applicant, talk to City staff & fill out a comment form:  
↳ Thurs. June 25, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **Public Hearing** and speak directly to the Planning Commission  
↳ Thurs. July 16, 2:30 p.m., City Hall Annex Council Chambers, 900 Bagby, Houston, 77002 (*see map on reverse*)

**Q What is going to happen at the public Open House on June 25? (*see map on reverse*)**

**A** There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

**Q What is going to happen at the Public Hearing on July 31? (*see map on reverse*)**

**A** The Planning Commission holds a Public Hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 3, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

**Q Who decides what to do?**

**A** Four weeks after the Public Hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

**City of Houston - Planning & Development Department**

Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

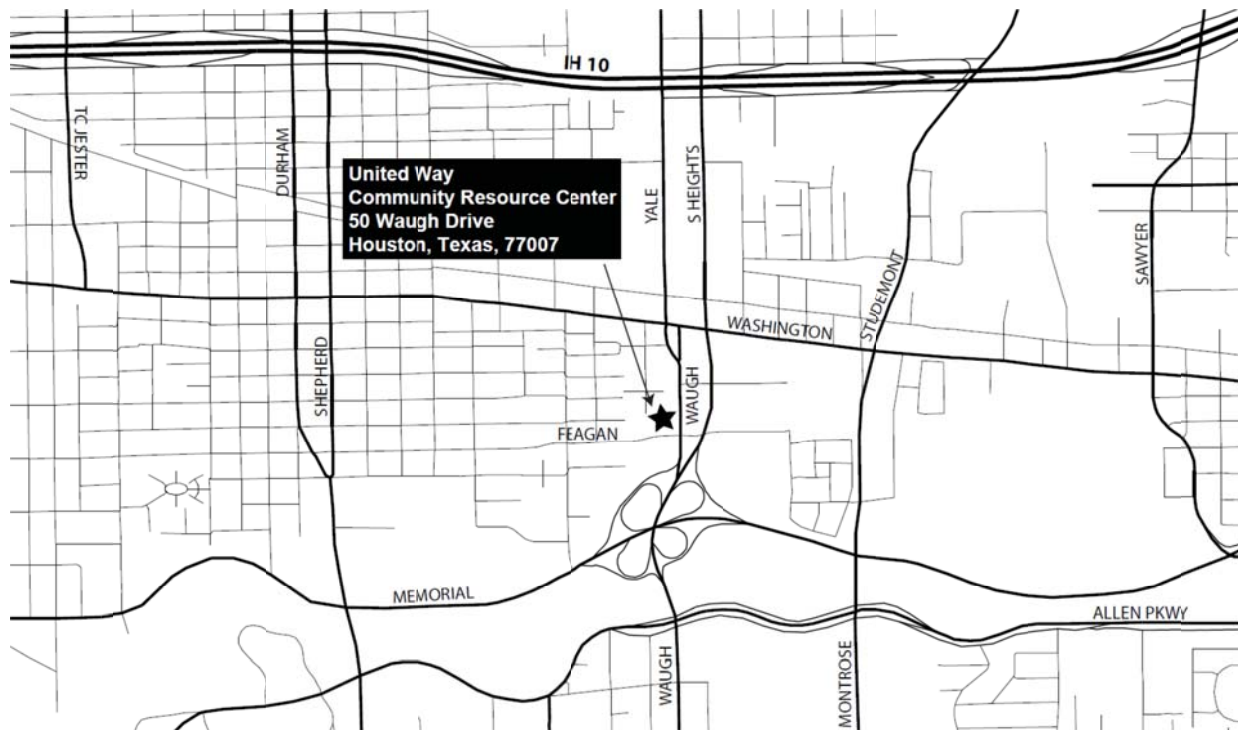
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6600

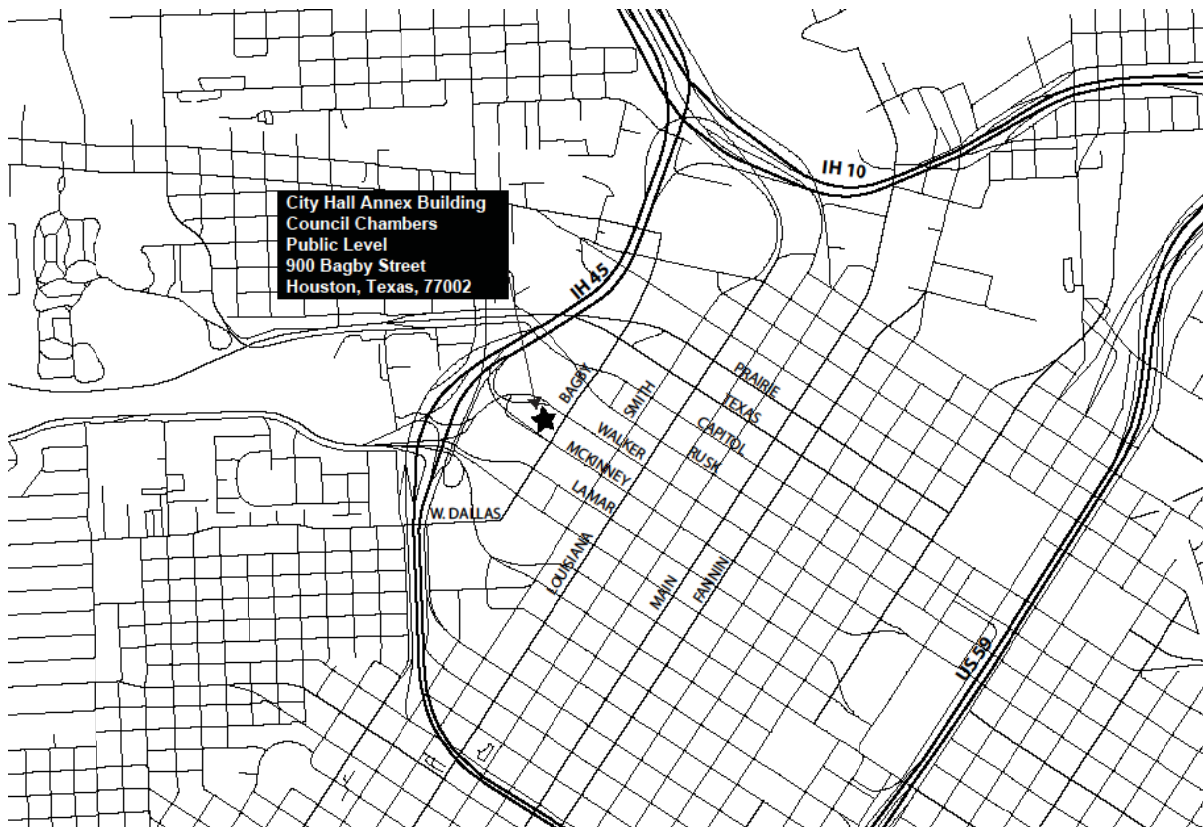
Fax: 832.393.6661

Email: [mobility.planning@houston.tx.gov](mailto:mobility.planning@houston.tx.gov)

**Map of Public Open House Location,  
Thursday, June 25, 2015 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,  
Thursday, July 16, 2014 (2:30 p.m.)**



# PRELIMINARY REPORT

## 2015: E16 – *Teller Road*

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 292

**JURISDICTION:** Harris County

**LAMBERT:** 5170

**DISTRICT/PRECINCT:** City Council: C  
Harris County Pct.: 4

### **PROPOSAL:**

Harris County is requesting the realignment of Major Thoroughfare Teller Road, between Louetta Road and Cypresswood Road, on the Major Thoroughfare and Freeway Plan (MTFP).

### **APPLICANT'S JUSTIFICATION and HISTORY:**

The applicant contends that development in the Spring area continues to grow. The southern portion of Teller Road is located in the Enchanted Oaks and Devonshire Woods subdivisions. These subdivision plats dedicated the full right-of-way (ROW) for Teller Road years ago. Within these two subdivisions, Teller Road is an existing boulevard section with 4 lanes and a 100-foot ROW. This is approximately 3,100 feet in length and is currently maintained by Harris County. The northern portion of the existing Teller Road corridor does not have existing ROW or roadway pavement and is located on the western edge of the proposed Louetta Park development. The realignment of Teller Road utilizes the existing ROW of Budde Cemetery Road, which has 2 lanes of pavement and connects to Louetta Road.

Harris County states that they are requesting the realignment of Teller Road for three reasons:

1. The realignment would avoid two bridge crossings, as opposed to the original alignment, which would entail two bridge crossings across flood control ditches.
2. The applicant states that impacts to the property owners by the realignment will be lesser than the impacts from the original alignment. One full 100-foot ROW would need to be obtained from only one property owner and 30-foot ROW frontage dedications will be needed from 14 property owners along existing Budde Cemetery Road to develop the road. The ROW acquisition from the fourteen land owners would still make the land developable. This is in contrast for full ROW acquisitions from four property owners for the existing alignment which would make their land undevelopable.
3. The realignment also would create better circulation and traffic mobility in the areas between Louetta Road and Cypresswood Road.

The applicant contends that if an amendment is not done, there would be no connection between Louetta Road and Cypresswood Road, which would hinder mobility in this area.

The Teller Road corridor first appeared on the MTFP in 1966. The Teller Road corridor extended from Cypresswood Road to Grogans Mill Road in Montgomery County. In 1997, the Teller Road corridor was shortened to only include the limits from Louetta Road to Cypresswood Road, as it currently exists on the MTFP. The corridor to Montgomery County was redesignated to Holzwarth Road to the east.

# PRELIMINARY REPORT

## POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the realignment and reclassification of Teller Boulevard between Louetta Road and Cypresswood Drive as a Major Collector with a varying-width ROW, between 80 and 100 feet. The proposed Major Collector classification allows for a 4-lane street design using flexible geometric design guidelines as compared to the existing 100' ROW Major Thoroughfare designation for the roadway. Additionally the collector street designation is appropriate to the existing single family residential subdivision, Enchanted Oaks, that abuts existing Teller Boulevard. The realignment would be consistent with the applicant's request to align with existing local road, Budde Cemetery Road.



# 2015 Major Thoroughfare and Freeway Plan Amendment Request: Harris County Public Infrastructure Department E-16

## 2015 MTFP Amendment Requests

- Add —●—
- Realign —○—
- Remove —X—
- Reclassify {
  - Street Class —■—
  - ROW Width —▲—
  - No. Lanes —◆—

## 2014 MTFP

- Freeway ———
- Major Thoroughfare ———
- Major Collector ———
- Minor Collector ———
- Transit Corridor Street ———
- Local Street ———
- Railroad —+—
- Houston City Limit ———
- Houston ETJ ———
- County Boundary ———
- Park —■—
- Waterway —■—

